METHODOLOGY FOR BASEMENT/CELLAR DETERMINATION:

This calculation must be done using average **finished grades** and **pre-development grade elevations.**

1. Determine the grades along perimeter of house. This is done by multiplying each wall section length times the grade adjacent to that section. The grade used for this determination is whichever is lower, either finished grade or pre-development grade at any point along the perimeter walls. Add all the products together and divide by the total perimeter to obtain the average finished grade.
2. Determine the elevation of the lowest level (basement or cellar slab elevation) from site plan or floor plan.
3. Subtract 2 from 1 to get the average height of finished grade above basement floor.
4. Determine the distance from basement floor slab to the bottom of first floor joists. This is the height of the foundation wall plus the sill plate.
5. Divide the result of #4 by 2 to get the midpoint.
6. If #3 is greater than #5 it is a cellar and therefore not a story.

Calculations:

1.

2. Basement or Cellar elevation:
3. (1) - (2) =
4. Height of foundation wall from basement/cellar to bottom of 1st floor joists:
5. (4) / 2 =
6. (3) (< or >) (5)
   Basement or Cellar

EXAMPLE OF METHODOLOGY FOR BASEMENT/CELLAR DETERMINATION:

SEE SAMPLE SITE PLAN ON NEXT PAGE

FINISHED & PRE-DEV. GRADES--Perimeter of House (in ft.)		Elevation	Total		
Along entire front wall of house:	41	357	14637		
East side wall:	48	356	17088		
Rear of house, not screened porch:	21	356	7476		
Rear of house:	10	354	3540		
Rear of house:	16	354	5664		
West side wall, along contour line at 355:	8	355	2840		
West side wall, along contour line at 356:	18	356	6408		
West side wall, between contour lines at 356 & 357:	9	356.5	3208.5		
	171	/	60861.5	=	355.91
Avg. Elevation of Finished & Pre-dev. Grades Around House		355.91			
Basement/Cellar Elevation		349.5			
Avg. Ht. of Finished & Pre-dev. Grades Above Basement/Cellar		6.41			
Distance from floor to btm. of 1st flr. joists-Ht. of wall & sillplate		8.33			
Midpoint of Foundation Wall		4.16			
Lowest level is a cellar		TRUE			
Lowest level is a basement		FALSE			